

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Challenger Court Chelsea Heights VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,650

Property type

House

Suburb

Chelsea Heights

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

35 Eighth Avenue Chelsea Heights VIC 3196	\$1,215,000	28-Mar-21
3 Rebecca Close Chelsea Heights VIC 3196	\$1,150,000	11-Dec-21
74 Hughes Avenue Chelsea VIC 3196	\$1,220,000	19-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 03 March 2022



OBrien Real Estate

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**35 Eighth Avenue Chelsea Heights
VIC 3196**

4 2 2

Sold Price

\$1,215,000

Sold Date

28-Mar-21

Distance

0.27km



**3 Rebecca Close Chelsea Heights
VIC 3196**

4 2 2

Sold Price

\$1,150,000

Sold Date

11-Dec-21

Distance

0.45km



**74 Hughes Avenue Chelsea VIC
3196**

4 2 2

Sold Price

\$1,220,000

Sold Date

19-Oct-21

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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